



# ANNUAL REPORT FY 2020-21

**Charlotte Harbor Community Redevelopment Agency**

Website:

<https://www.charlottecountyfl.gov/cra/charlotte-harbor/>



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# ABOUT CHARLOTTE HARBOR CRA

Since the Charlotte Harbor Community Redevelopment Agency was established in 1992, a linear park along the shore of Charlotte Harbor on Bayshore Drive has been completed and a new bridge has been built on Melbourne Street with decorative lighting in place. Central sewer and water lines have been installed, setting the stage for opportunities for private investment. In 2019 a new walkway known as Riverwalk was completed to connect the new park at Live Oak Point with the west side of US-41, and construction of Sunseeker Resort is well underway along the riverfront area, west of US-41. Specific architectural standards continue to enhance the historic character of the area and encourage pedestrian-friendly development. More recently, new developments are in the planning and permitting stages for various restaurants, hotel, residential multi-family, and medical facilities in the area. Charlotte Harbor continues to be a focus point for developers and businesses interested in the area.

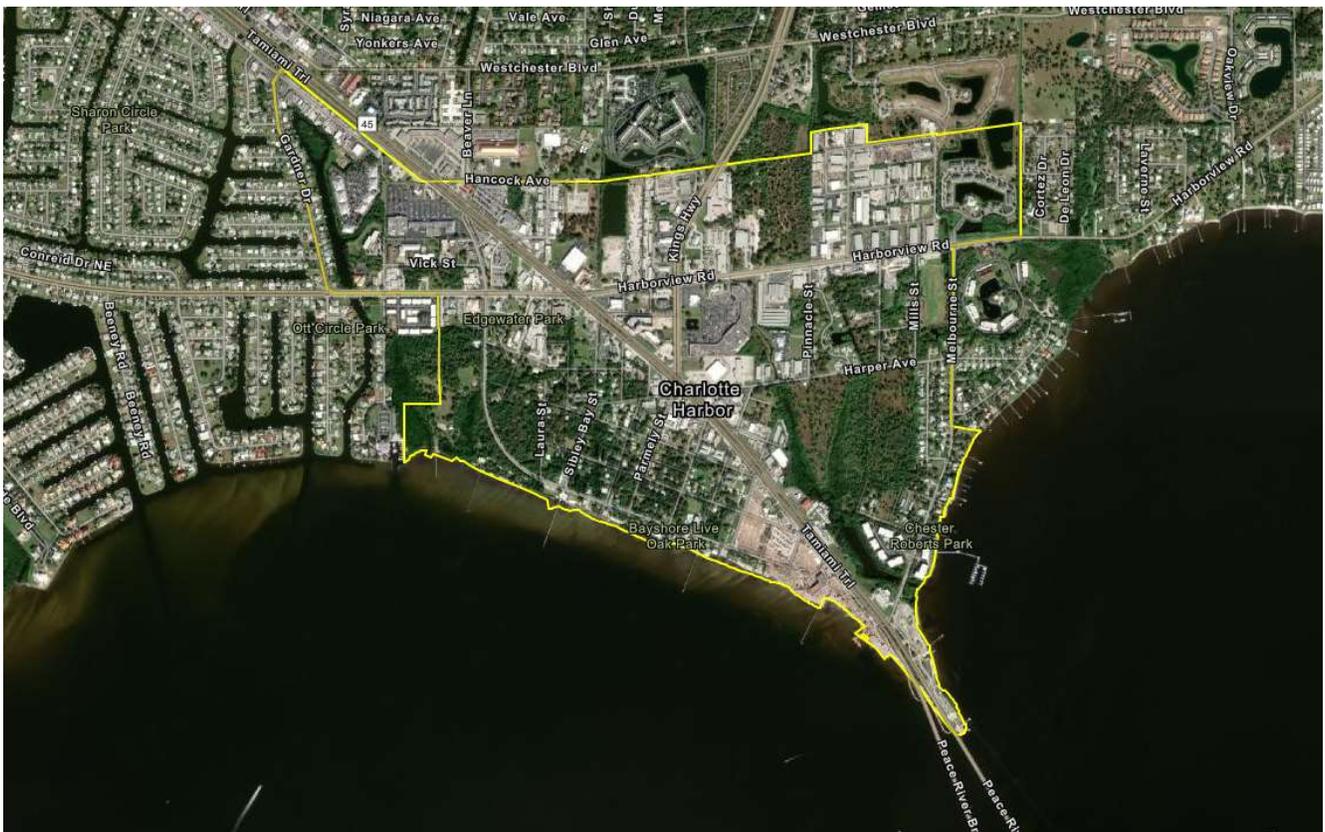


Figure 1 - Aerial Map of Charlotte Harbor CRA with its Boundaries

# FISCAL YEAR 2020-21 GOVERNING BOARD, ADVISORY COMMITTEE, AND STAFF

## **Charlotte Harbor Community Redevelopment Agency:**

Commissioner Bill Truex, Chair

Commissioner Christopher Constance, Vice Chair

Commissioner Ken Doherty, Liaison to Advisory Committee

Commissioner Stephen R. Deutsch

Commissioner Joseph Tiseo

## **Charlotte Harbor Community Redevelopment Agency Advisory Committee:**

Shaune Freeland, Member-at-Large and Committee Chair

Edward Toth, Member-at-Large and Committee Vice Chair

Charlotte Ventola, Resident and Committee Secretary

Dianne Quilty, Member-at-Large

## **Charlotte County Staff:**

Hector Flores, County Administrator and Executive Director of CRA

Joshua Hudson, Redevelopment Manager

Dave Gammon, Economic Development Director

Thomas David, Assistant County Attorney

Shaun Cullinan, Planning and Zoning Official, Staff Liaison

Janet Johnson, Executive Assistant to the Economic Development Director

# COMMUNITY HIGHLIGHTS

## Fiscal Year 2020-21 Project Review

The past fiscal year period has brought some exciting activity to the Charlotte Harbor CRA. Construction of **Sunseeker Resort** officially resumed in August 2021, and many people are anxiously awaiting its opening, which is anticipated to be in early 2023. For more information about Sunseeker Resort, visit <https://www.sunseekeresorts.com/>.

Plans for a family medical center on Harborview Road continue to progress. The site property has been rezoned, and land use has been amended to allow for the proposed development.

Additionally, the Charlotte Harbor CRA and Charlotte County Board of County Commissioners have agreed to general terms of sale of CRA-owned property at 5000 and 5054 Tamiami Trail to **Specialty Restaurants Corporation**. Concept plans for the site include the construction of a Whiskey Joe's brand restaurant of approximately 5,000 square feet, a boutique hotel, and areas of open space and recreation for visitors and guests. Terms of the sale include the preservation of vehicular access through the property from Melbourne Street to Live Oak Point, as well as construction of the Riverwalk pedestrian promenade at the property's riverfront. See Figure 2 below.

## Financial Highlights

Despite the COVID-19 pandemic, Fiscal Year 2020-21 was a strong year for Charlotte Harbor. Taxable assessed property values increased by more than nine percent from the previous fiscal year. With this continued increase in property values, the Agency has managed to repay outstanding debt and continues to better position itself to begin exploring the possibilities of new redevelopment projects.





Figure 3 - Construction Progress at Sunseeker Resort (August 2021)

# CHARLOTTE HARBOR CRA BUSINESS PROFILE

According to EMSI and DatabaseUSA.com, there are approximately 368 businesses registered within the Charlotte Harbor CRA. From available business study data, the following was reported regarding industry classification, sales volume, and number of employees.

## Top 15 Business Types in Charlotte Harbor CRA by NAICS Codes

Primary NAICS	Industry Name	Count
621111	Offices of Physicians (except Mental Health Specialists)	23
811111	General Automotive Repair	19
531210	Offices of Real Estate Agents and Brokers	11
722511	Full-Service Restaurants	10
811121	Automotive Body, Paint, and Interior Repair and Maintenance	10
441120	Used Car Dealers	8
524210	Insurance Agencies and Brokerages	8
541110	Offices of Lawyers	8
624190	Other Individual and Family Services	8
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	7
813319	Other Social Advocacy Organizations	7
811192	Car Washes	5
813110	Religious Organizations	5
811420	Reupholstery and Furniture Repair	4
812112	Beauty Salons	4

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 18, 2021.

### Business Sales Volumes in Charlotte Harbor CRA

Sales Volume	No. of Businesses	% of Total
\$0 to \$500,000	130	35.3%
\$500,000 to \$1,500,000	115	31.3%
\$1,500,000 to \$3,000,000	67	18.2%
\$3,000,000 to \$5,000,000	22	6.0%
\$5,000,000 to \$10,000,000	15	4.1%
\$10,000,000 to \$20,000,000	9	2.4%
\$20,000,000 to \$50,000,000	5	1.4%
\$50,000,000 +	1	0.3%

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 19, 2021.

### Business Employee Size in Charlotte Harbor CRA

No. of Employees	No. of Businesses	% of Total
1 to 4	117	31.8%
5 to 9	132	35.9%
10 to 19	68	18.5%
20 to 49	34	9.2%
50 to 99	9	2.4%
100 to 249	3	0.8%
250 to 499	1	0.3%
Unknown	4	1.1%

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 19, 2021.

# REAL ESTATE SALES SUMMARY



## Charlotte Harbor CRA Fiscal Year 2020-21 Real Estate Sales Summary:

Zoning	Number of Sales	Avg. Sale Price <sup>1</sup>
COASTAL RESIDENTIAL-3.5 UNITS PER ACRE	21	\$ 171,407
COMMERCIAL-GENERAL	12	\$ 1,258,075
CHARLOTTE HARBOR RIVERWALK	29	\$ 275,252
ENVIRONMENT SENSITIVE	1	\$ 2,000,000
INDUSTRIAL-GENERAL	9	\$ 2,673,123
CHARLOTTE HARBOR MIXED USE	19	\$ 639,192
NEIGHBORHOOD BUSINESS RESIDENTIAL	1	N/A
MULTI-FAMILY 15 UNITS PER ACRE	14	\$ 825,000
RESIDENTIAL-SINGLE FAMILY 3.5 UNITS PER ACRE	3	\$ 132,667

1 - Average of publicly reported sales values

Source: Charlotte County Property Appraiser's Office

# CRA PARK ACTIVITIES

## Activities at Bayshore Live Oak Park during FY 2020-21

Date	Event	Attendance
Oct 13, 2020	Charlotte Harbor Env. Center Guided Hikes	4
Nov 13, 2020	Charlotte Harbor Env. Center Guided Hikes	3
Dec 18, 2020	Charlotte Harbor Env. Center Guided Hikes	2
Jan 19, 2021	Charlotte Harbor Env. Center Guided Hikes	3
Feb 23, 2021	Charlotte Harbor Env. Center Guided Hikes	3
Mar 16, 2021	Charlotte Harbor Env. Center Guided Hikes	2
Apr 18, 2021	Charlotte Harbor Env. Center Guided Hikes	1

For more information about Bayshore Live Oak Park and scheduled activities, visit <https://www.charlottecountyfl.gov/departments/community-services/parks/all-parks/bayshore-live-oak-park.stml>.

# PERFORMANCE DATA

The following information is presented in accordance with the reporting requirements of Florida Statute 163.371 (2) (b) and (c).

## **163.371 (2) (b) 1. Projects**

No CRA-funded projects were started or completed during Fiscal Year 2020-21.

## **163.371 (2) (b) 2. Expenditures**

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2020-21 were \$8,081.79.

## **163.371 (2) (b) 3. Original Assessed Real Property**

The original assessed real property values of property within the Redevelopment Area as of the day the Agency was created (2003) was \$122,374,571.

## **163.371 (2) (b) 4. Total Assessed Real Property**

The total assessed real property values of property within the Redevelopment Area as of January 1, 2021 was \$185,229,422. (Reported October 6, 2020 by Charlotte County Property Appraiser's Office)

## **163.371 (2) (b) 5. Housing Expenditures**

The total amount expended for affordable housing for low-income and middle-income residents in Fiscal Year 2020-21 was \$0.

### 163.371 (2) (c) Achieving Goals

**Riverwalk District Vision:** Section IV of the Charlotte Harbor CRA Community Redevelopment Plan states,

*The vision of the Riverwalk District of the CRA is to develop a mix of uses: residential, retail, and tourist-related that will provide continuous public access along Charlotte Harbor that captures the area's heritage, while becoming a pedestrian-oriented destination for residents and tourists and enhancing the connection to downtown Punta Gorda.*

The Plan further describes a concept referred to as "Riverwalk Place"

*...designed to become a focal point and destination for tourists and residents of Charlotte County as well as the region. Riverwalk Place captures the ambiance of a riverfront entertainment destination themed in old Florida Vernacular. With a hotel, multifamily housing, shops, offices, and a convenient multi-story parking structure hidden behind the commercial buildings, it will be a destination to live work and play. Scenic views, vistas and ample public access will allow all to enjoy the beauty and tranquility of the Peace River. Because this district is the only section of the CRA adjacent to the waterfront that allows increased building heights, up to 90 feet, incredible views would be created from the upper floors of some the tallest buildings found in Charlotte County.*

As previously discussed, construction of Sunseeker Resort in Charlotte Harbor is well underway. Additionally, the Purchase and Sale Agreement with Specialty Restaurants has been executed, and development of the waterfront property at the east side of US-41 is anticipated in the near future. It is important to highlight these projects and their significance to the Charlotte Harbor CRA in the way they will be connected by the Riverwalk Pedestrian Promenade and will achieve many of the goals set forth in the Community Redevelopment Plan. Continuation and completion of these developments will transform the Riverwalk District in a way that may not have been otherwise possible.

**Repayment of BCC Loan:** In FY2020-21 the Charlotte Harbor CRA taxable assessed property values increased at a rate that exceeded expectations. The continued increases year-over-year has allowed the Charlotte Harbor CRA to repay its outstanding loan balance to the

Charlotte County Board of County Commissioners. This is quite a significant accomplishment, as this now allows the CRA to pursue new projects, utilizing its own funding to move forward with design services for construction project concepts, as well as pursue other goals set forth in the Community Redevelopment Plan.

# INDEPENDENT AUDITOR'S REPORT

*Florida Statute 163.371(2)(a) requires the most recent complete audit report of the redevelopment trust fund as required in Statute 163.387(8). Because the audit report for Fiscal Year 2020-21 will not be available and able to be included herein by March 31, 2022, the Charlotte Harbor Community Redevelopment Agency shall publish the audit report on its website within 45 days after completion.*



**CHARLOTTE COUNTY**

**F L O R I D A**



**CHARLOTTE COUNTY**

**ECONOMIC DEVELOPMENT**

*Your Business. Cleared for Takeoff.*



The Charlotte County Economic Development Office has embarked on an active marketing and recruitment campaign and is available to discuss innovative options to further implement projects and develop lots within the Charlotte Harbor Community Redevelopment Area.

For more information, please visit <https://www.charlottecountyfl.gov/cra/charlotte-harbor/> or call Joshua Hudson, Redevelopment Manager at (941) 764-4943 to discuss new projects and opportunities in the area.

Visit [www.Cleared4Takeoff.com](http://www.Cleared4Takeoff.com) to view the latest economic development news in Charlotte County.